



# CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

## RESULTS

## Site Plans and Subdivisions

## 3/22/2018

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

### # 1 THE CITADEL BOAT CENTER

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 11 HAMMOND AVENUE  
Location: PENINSULA  
TMS#: 4600000004  
Acres: 1.3  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DR-1F

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000056  
City Project ID Name:

Submittal Review #: 1ST REVIEW  
Board Approval Required:

Owner: THE CITADEL  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: GRAY LEWIS gmlewis@forsberg-engineering.com

Misc notes: Construction plans for a new boat center and associated improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

### # 2 529 KING HOTEL

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 529 KING STREET  
Location: PENINSULA  
TMS#: 4601202081  
Acres: 0.349  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: GB-A

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000099  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: BAR, BZA-Z

Owner: 529 KING INVESTORS, LLC  
Applicant: LS3P 843-958-5419  
Contact: STEVE RAMOS stephenramos@ls3p.com

Misc notes: Construction plans for a new hotel and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity application, CSWPPP, CAA Fee, stormwater technical report, SDSM Submittal checklist, SCDHEC NOI, EPSC certification & Traffic impact study required.

### # 3 PORT CITY PARTNERS PARKING LOT IMPROVEMENTS

#### SITE PLAN

Project Classification: SITE PLAN  
Address: 1519 KING STREET  
Location: PENINSULA  
TMS#: 4641000087  
Acres: 1.1  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: HI

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000083  
City Project ID Name:

Submittal Review #: 1ST REVIEW  
Board Approval Required: DRB

Owner: PORT CITY PARTNERS  
Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622  
Contact: TREY LINTON tlinton@forsberg-engineering.com

Misc notes: Construction plans for parking lot improvements.

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#4 CLEMENTS FERRY GATHERING PLACE****SITE PLAN**

Project Classification: SITE PLAN

Address: 2800 CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2710002080, 081, 082, 147

Acres: 9.62

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 218

Zoning: GP

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000100

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: DRB, BZA-SD

Owner: HAWTHORNE OF DANIEL ISLAND, LLC

Applicant: SEAMONWHITESIDE &amp; ASSOCIATES

843-884-1667

Contact: TREY LITTLE

tlittle@seamonwhiteside.com

**Misc notes:** Construction plans for a multi-family development and associated improvements.**RESULTS:** Revise and resubmit to TRC; Construction Activity application, CSWPPP, CAA Fee, stormwater technical report, SDSM Submittal checklist, SCDHEC NOI, Diigital boundary, USACE JD & Traffic impact study required.

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**#5 WOODFIELD CAINHOY APARTMENTS****SITE PLAN**

Project Classification: SITE PLAN

Address: HOPEWELL LANE

Location: CAINHOY

TMS#: 2620000008

Acres:

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 259

Zoning:

☐ new BP approval tracking

City Project ID #: TRC-SP2018-000101

City Project ID Name:

Submittal Review #: PRE-APP

Board Approval Required: PUD

Owner: WOODFIELD INVESTMENTS

Applicant: SEAMONWHITESIDE &amp; ASSOCIATES

843-884-1667

Contact: TREY LITTLE

tlittle@seamonwhiteside.com

**Misc notes:** Construction plans for a multi-family development and associated improvements.**RESULTS:** Revise and resubmit to TRC; Construction Activity application, CSWPPP, CAA Fee, stormwater technical report, SDSM Submittal checklist, SCDHEC NOI, Diigital boundary, USACE JD & Traffic impact study required.

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**#6 WHITNEY LAKE, PHASE 2D (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: BRITTLEBUSH LANE

Location: JOHNS ISLAND

TMS#: 3120000334

Acres: 12.4

# Lots (for subdiv): 40

# Units (multi-fam./Concept Plans):

Zoning: SR-1 (ND)

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000063

City Project ID Name:

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: SOUTHEASTERN RECAPITALIZATION GROUP

Applicant: LOCKLAIR CONSULTING, INC.

843-873-1105

Contact: ELLIOTT LOCKLAIR

elliott@locklair.net

**Misc notes:** Preliminary subdivision plat for 40 lot subdivision phase of Whitney Lake.**RESULTS:** Revise and resubmit to TRC.

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**#7 WHITNEY LAKE, PHASE 2D (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: BRITTLEBUSH LANE

Location: JOHNS ISLAND

TMS#: 3120000334

Acres: 12.4

# Lots (for subdiv): 40

# Units (multi-fam./Concept Plans):

Zoning: SR-1 (ND)

☐ new BP approval tracking

City Project ID #: TRC-SUB2018-000063

City Project ID Name:

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: SOUTHEASTERN RECAPITALIZATION GROUP, LLC

Applicant: LOCKLAIR CONSULTING, INC.

843-873-1105

Contact: ELLIOTT LOCKLAIR


elliott@locklair.net

**Misc notes:** Road construction plans for Phase 2D of Whitney plake.**RESULTS:** Revise and resubmit to TRC.

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**#8 GRACE PLANTATION (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: MAIN ROAD & CHURCH PLACE ROAD  
Location: JOHNS ISLAND  
TMS#: 2530000199, 285, 334  
Acres: 55.24  
# Lots (for subdiv): 76  
# Units (multi-fam./Concept Plans):  
Zoning: SR-1 & SR-7

 new BP approval tracking

City Project ID #: 140204-ClarkHillCir-1  
City Project ID Name: TRC\_PP:GracePlantationCluster  
Submittal Review #: 1ST REVIEW  
Board Approval Required: PC

Owner: GRACE PLANTATION DEV., LLC  
Applicant: LOCKLAIR CONSULTING, INC.  
Contact: ELLIOTT LOCKLAIR

843-873-1105  
elliott@locklair.net


Misc notes: Preliminary subdivision plat for a 76 lot Cluster Development. Note: limited responses to some TRC members/research the file.

**RESULTS:** Revise and resubmit to TRC.

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**#9 OAKFIELD, PHASE 6 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION  
Address: CANE SLASH ROAD  
Location: JOHNS ISLAND  
TMS#: 2780000041  
Acres: 24.799  
# Lots (for subdiv): 77  
# Units (multi-fam./Concept Plans):  
Zoning: PUD (SHADE TREE)

 new BP approval tracking

City Project ID #: TRC-SUB2017-000061  
City Project ID Name:

Submittal Review #: 2ND REVIEW  
Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION  
Applicant: HLA, INC.  
Contact: ANDREW W TODD-  
BURKE

843-763-1166  
atoddburke@hlainc.com

Misc notes: Preliminary subdivision plat for Phase 6 of the Shade Tree subdivision.

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#10 CHARLESTON 1890 EXTENSION CENTER****SITE PLAN**

Project Classification: SITE PLAN  
Address: LEE STREET  
Location: PENINSULA  
TMS#: 4590504210  
Acres: 0.37  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans):  
Zoning: DR-2F

 new BP approval tracking

City Project ID #: TRC-SP2018-000102  
City Project ID Name:

Submittal Review #: PRE-APP  
Board Approval Required: BAR

Owner: SC STATE UNIVERSITY  
Applicant: GOODWYN MILLS & CAWOOD  
Contact: MARC WARREN

803-4669970  
marc.warren@gmcnetwork.com


Misc notes: Construction plans for a new extension center and associated improvements.

**RESULTS:** Revise and resubmit to TRC; Construction Activity application, CSWPPP, CAA Fee, stormwater technical report, SDSM Submittal checklist, SCDHEC NOI, Diigital boundary, USACE JD & Traffic impact study required.

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**#11 FLOYD DRIVE APARTMENTS****SITE PLAN**

Project Classification: SITE PLAN  
Address: FLOYD DRIVE  
Location: WEST ASHLEY  
TMS#: 3010000027  
Acres: 10.11  
# Lots (for subdiv):  
# Units (multi-fam./Concept Plans): 195  
Zoning: GB

 new BP approval tracking

City Project ID #: 160926-FloydDr-1  
City Project ID Name: TRC\_SP:FloydDriveApartments[Oct2016]

Submittal Review #: 4TH REVIEW  
Board Approval Required: DRB

Owner: WHITE POINT PARTNERS  
Applicant: THOMAS & HUTTON ENGINEERING CO.  
Contact: JASON HUTCHINSON

843-725-5269  
hutchinson.j@thomasandhutton.com

Misc notes: Construction plans for 195 unit apartment complex and associated improvements

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**# 12 SAINT JOHNS YACHT HARBOR**

**SITE PLAN**

Project Classification: SITE PLAN

Address: 2408 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 3460000093, 559

Acres: 2.46

# Lots (for subdiv):

# Units (multi-fam./Concept Plans): 54

Zoning: LB

 new BP approval tracking

City Project ID #: 160519-MaybankHwy-1

City Project ID Name: TRC\_SP:SaintJohnsYachtHarbor[2016]

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB, BZA-SD

Owner: ST. JOHN'S MARINA, LLC

Applicant: SEAMON, WHITESIDE & ASSOCIATES, INC.

843-884-1667

Contact: ABIGAIL

arichardson@seamonwhiteside.com

RICHARDSON

Misc notes: Construction plans for new 54 unit condo development and associated improvements (Phase 1 - North Island)

**RESULTS:** Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.